

Barriers to effective housing delivery systems

Interagency Council on
Affordable Housing
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Transforming the State Housing Systems

- We are on the threshold of significant change
- Improving the System is as important as increasing resources
- Need a system that:
 - Is focused on comprehensive solutions and outcomes
 - Brings together all of the available resources
 - Is predictable
 - Is transparent and aligned in policy priorities
 - Meets the housing needs of the community and serves the people with those needs
 - Is positioned to be a partner with other agencies and with community interests

System Barriers

■ For Families and Individuals

- No centralized access to housing
 - Programs available
 - Application processes
 - Vacancies
- Lack of knowledge of qualifications
 - Vary from program-to-program
 - Vary from waiting list-to-waiting list
 - May be inconsistently applied
- Lack of knowledge of rights and responsibilities in housing
 - Public Housing vs. Affordable (non-PHA) housing
 - State vs. Federal Public Housing
 - Section 8 vs. RAP

System Barriers

■ For Developers

□ Fragmentation of Programs and Resources

- Multiple agencies controlling housing dollars
- Multiple applications for single project
- Competing and conflicting program requirements
- Difficulty in leveraging

□ Inflexible processes

- Costly, time-consuming
- Regulatory-heavy
- Duplication across programs
- Limited ability to respond to projects that fall “outside the box”

□ Historic Lack of Funding Predictability

- Limits pipeline
- Limits resources for predevelopment, leveraging

System Barriers

■ For Developers

- Difficult to access information:
 - Policy priorities
 - Program changes
 - Process requirements
- Difficult to access technical assistance
 - Limited “early read” decisions on projects
 - Multiple project managers across different agencies
 - Limited opportunity for feedback or input into processes and practices
- Capacity Challenges
 - Developers must spend \$200,000+ to submit application
 - Developer fee and cash flow limited, many years before realized

System Barriers

■ For Owners/Managers

- Limited flexibility in asset management review
 - Same standards apply to large and small projects
 - Historic data should be taken into account
- Historically limited participating in problem-solving before projects are in “troubled” category
- Operating at deficit
 - State portfolio
 - HUD
- Limited connection to and funding for services (outside of supportive housing)
- Ongoing communications between owners and State limited



System Barriers

■ **For Everyone – Need :**

- Transparency of policy and requirements
- Consistency among CONPLAN, QAP and Strategic Plans
- Responsiveness to community needs
- Engagement with HUD and private sector resources
- Ability to provide input on programmatic and technical changes
- Ongoing communications
- Spirit of problem-solving, technical assistance and outcome orientation